

# Michigan State Housing Development Authority

Creating "cool" ...  
December 11, 2003



# MSHDA



- Existing Housing
- Multifamily Development
- Asset Management
- Single Family
- Community Development

# Office of Community Development (OCD)

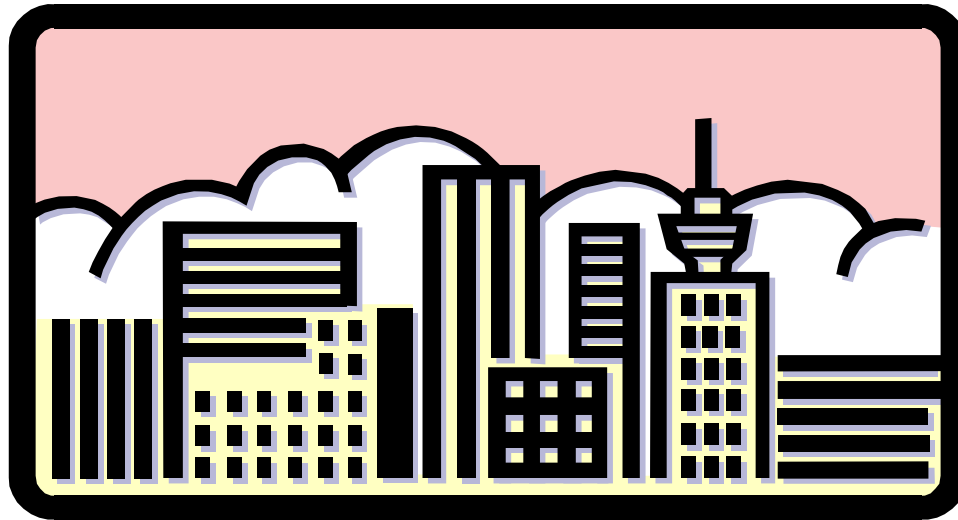
- Staff assigned geographically
- Work closely with Michigan Economic Dev. Corp. staff, as well as Dept. of Natural Resources, Transportation, and State Historic Preservation Office
- Provide grants/loans to eligible non-profits and local units of government

# OCD: Activities

- Homeowner Rehabilitation
- Homebuyer
- Small scale rental
- Neighborhood Preservation Program
- Downtown Rental Rehabilitation
- Homeless Programs

# Who Can Apply?

- Local Units of Government
- Nonprofit housing and/or community development organizations



# Rental Rehabilitation

- Generally through local units of government with code enforcement
- Landlords provide at least 25% of the project cost.
- Can provide up to \$35,000 per unit
- Residents <80% AMI

# Rental Rehab: Village of Paw Paw



# Rental Development

- Used to develop smaller rental projects.
- Activities normally involve “acquisition” and “rehabilitation” or “new construction”.
- Can be used for housing portion of mixed-use building



# Neighborhood Preservation Program

- Used together with the housing components OCD funding.
- Provides support for comprehensive housing and neighborhood revitalization efforts in a target area.
- Must be administered by very high capacity local unit or nonprofit

# Neighborhood Preservation

- “Neighborhood Preservation” activities that support the targeted housing improvement strategy:
  - Demolition
  - Public Improvements
  - Beautification
  - Marketing and Education
  - Business District Improvement

# Neighborhood Preservation

- 2 – 3 year grant
- Up to \$500,000 (typically)
- Requires investment (in kind and cash) from all local stakeholders

# Grandmont Rosedale Dev. Corp: Neighborhood Beautification



- Installed landscape beds along Outer Drive
- Placed neighborhood signs at key intersections/entry ways

# In Saginaw, An Urban Eyesore Becomes an Urban Jewel



- Park was filled with trash and drug dealers!
- A team of neighbors helped create the park
- Over 100 gathered for the dedication



Bet you can't guess what this is...



# Bagley's Arts Initiative: East Meets West on the Vernor Overpass



- Bridged Two MSHDA funded Neighborhood Preservation Projects Near Mexicantown in Detroit



# Artist-in-Residence Program



- Concept to Community Partners Dec 2002
- \$500 planning grant
- Full application with plan Mar '03
- Project start April '03





# Linking culture and community...Planning Breakfast



*Constructing the models with the artists Vito and Mary*

*Advertising through banners and flyers throughout the entire neighborhood*





# Celebrating Art and Culture: *Cinco de Mayo*



# Saturday Classes: murals, woodwork, found-art, fence weaving!





# The BIG FISH



Dwelling Place of Grand Rapids  
Presents:  
Martineau Condos and Artist Alley  
South Division Ave.



MSHDA Neighborhood  
Preservation Program and Small  
Scale Rental Development

Are you ready to use your  
imagination....?





106 S. Division (corner Oakes and Division)





Vacant lot, next door



## 100 Block South Division



# STOP And imagine....

- 3 mixed use buildings
- Housing units on 2<sup>nd</sup> and 3<sup>rd</sup> floors over commercial space
- 3 units on first floors live/work for artists



# Partners

- City of Grand Rapids
- Creative Places (with Artspace)
- Local Arts Groups and Artists
- Foundations
- Philanthropists
- MSHDA
- National City Bank



# Unique Features

- LEED Certified Buildings
- Community Land Trust
- Richard Haas Mural
- Geared toward live/work and gallery spaces for artists
- Creating a “cool city”!



Questions?...

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MSHDA Office of

Community

Development

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